



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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March 23, 2006

IN REPLY PLEASE

REFER TO FILE: **PM-1**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ENTERPRISE PARK POOL BUILDING REPLACEMENT  
CATEGORICAL EXEMPTION - AWARD AGREEMENT  
SPECS. 6770; C.P. 86755  
SUPERVISORIAL DISTRICT 2  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find the project categorically exempt under the California Environmental Quality Act (CEQA) in accordance with Section 15302 Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines, Appendix G, Class 2 (e), adopted by your Board on November 17, 1987.
2. Approve the project budget of \$3,567,000, and authorize the Director of Public Works to carry out the project.
3. Award and authorize the Director of Public Works to execute an Agreement with Frank R. Webb Architects, Inc., to provide design services for the Enterprise Park Pool Building Replacement project for a not-to-exceed fee of \$343,500, funded by State Proposition 12 Per Capital Program and prior year Second District Capital Project net County cost. Establish the effective Agreement date following Board approval.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will allow Public Works to proceed with the design of the project. The recommended Architect/Engineer Services Agreement with Frank R. Webb Architects will provide basic design services for the Enterprise Park Pool Building Replacement project.

The Enterprise Park Pool is located at 13055 Clovis Avenue, Los Angeles, California. The pool building, pool deck, and the outdoor swimming pool have shown significant signs of aging with deterioration in most areas and require major improvements. The one-story, unreinforced tilt-up concrete dressing and equipment buildings are in need of major structural upgrading to comply with the Building Code requirements for unreinforced tilt-up buildings. The cost between renovation and a replacement structure was compared. The recommended replacement option costs 11 percent more than renovation, extends the life of the building, and creates better design opportunities. The existing dressing and equipment building will be demolished and replaced with a new structure to serve the same function and capacity.

### **Implementation of Strategic Plan Goals**

These actions meet the County Strategic Plan Goal of Organizational Effectiveness as these actions will enhance operations to provide better service to the community.

### **FISCAL IMPACT/FINANCING**

The recommended Agreement is for a not-to-exceed fee of \$343,500.

The total project cost estimate, including construction, equipment, consultant services, and County services, is \$3,567,000. The Project Schedule and Budget Summary are included in the enclosure.

The proposed project is currently funded from State Proposition 12 Per Capita Program (\$3,458,266) and prior year Second District Capital Project net County cost (\$108,137). Sufficient appropriation is available in the Fiscal Year 2005-06 Capital Project Budget under C.P. 86755.

The total project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Special fund per your Board's Civic Art Policy adopted December 7, 2004.

### **Operating Budget Impact**

Based on the project scope of work, the Department of Parks and Recreation anticipates a one-time cost of \$75,000 for a swimming pool cover to increase efficiency of pool operations, including reduced utility consumption and seasonal maintenance. The nature of the improvements is refurbishing existing amenities, which will be operated and maintained with existing staff and resources.

Parks and Recreation will work with the Chief Administrative Office to determine the appropriate level of operations and available funding. Based on the available project information, Parks and Recreation expects the one-time cost to be incurred in early Fiscal Year 2007-08. Parks and Recreation will request the one-time funding as part of its Fiscal Year 2007-08 annual budget request.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard Agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for Contract termination, renegotiation, and hiring qualified displaced County employees will be included.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for award of this Agreement, Frank R. Webb Architects is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under Federal income tax laws.

Frank R. Webb Architects is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project has been reviewed and determined to be categorically exempt under CEQA in accordance with Section 15302 Replacement or Reconstruction, Class 2 (c), and the County of Los Angeles Environmental Procedures and Guidelines

Appendix G, Class 2 (e), adopted by your Board on November 17, 1987. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk. This project is categorically exempt under the guidelines because it involves the replacement of existing facilities involving negligible or no expansion of capacity.

### **CONTRACTING PROCESS**

On August 23, 2005, the Architectural Evaluation Board (AEB) recommended 17 firms to be considered for performing the professional services for the project. On October 31, 2005, technical proposals for services were requested from these firms. Seven firms submitted proposals for consideration. The proposals were evaluated by a panel of members from Parks and Recreation and Public Works based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluations were done without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Frank R. Webb Architects was found to be the best qualified to perform these services.

On February 3, 1998, your Board requested that contract opportunities be listed on the Office of Small Business website. However, this contract opportunity was not listed on the website because the AEB evaluation process was used. This process was established by your Board to ensure that firms are selected on an equitable and impartial basis to provide design and consultant services. Public Works uses the Doing Business with Us website to offer general consultant opportunities, and the AEB supplements its business listing of architectural firms from the website information.

Frank R. Webb Architects has agreed to provide the recommended services for a not-to-exceed fee of \$343,500. The construction administration portion of the fee will be billed during the construction phase and only after authorization to proceed with construction. The negotiated fee has been reviewed by Public Works and is considered reasonable for the scope of work.

Public Works has evaluated and determined that the County Code Chapter 2.201 (Living Wage Program) does not apply to the recommended Agreement as this Agreement is for non-Proposition A services.

Frank R. Webb Architects' Community Business Enterprises participation data and three-year contracting history are on file with Public Works.

The State Labor Code requires contractors to pay prevailing wage rates to all persons employed on Public Works Contracts.

The Honorable Board of Supervisors  
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**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects during the performance of the recommended services. Construction activity is scheduled to begin after the 2006 swim season and be completed prior to the 2007 swim season.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects Division), Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

RUSS GUINEY  
Director of Parks and Recreation

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Enc.

cc: County Counsel  
Department of Public Social Services (GAIN/GROW Program)  
Office of Affirmative Action Compliance

March 23, 2006

**ENCLOSURE**

**ENTERPRISE PARK POOL BUILDING REPLACEMENT  
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**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Program	07/14/05*
Design	
Contract Execution	04/20/06
Construction Documents	10/26/06
Jurisdictional Approvals	12/13/06
Construction Award	TBD
Construction	
Substantial Completion	TBD
Acceptance	TBD

\*Indicates completed activity.

## II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	\$ -
Construction	\$ 2,340,000
(a) Construction Contract	
(b) Change Order Contingency	<u>351,000</u>
Subtotal	\$ 2,691,000
Equipment	\$ 15,000
Plans and Specifications	
Basic Design Services	\$ 265,500
Additional Services	<u>\$ 78,000</u>
Subtotal	\$ 343,500
Consultant Services	\$ 36,500
Plan Check and Jurisdictional Reviews	\$ 27,000
Miscellaneous Expenditures	\$ 7,500
County Services	\$ 419,500
Civic Art	\$ 27,000
<b>TOTAL</b>	<b>\$ 3,567,000</b>